

An Overview of the Lake County 2019 pay 2020 Annual Adjustment March 1, 2019

It should be noted that the annual adjustment requirements were performed by different entities, depending on the township involved. In Calumet and Ross townships, each individual office reviewed the sales files, performed market adjustments and all other activities in regards to the annual adjustment process.

In the remaining nine townships of Cedar Creek, Center, Eagle Creek, Hanover, Hobart, North, St. John, West Creek and Winfield, the county contracted with Nexus Group, Inc. to perform all aspects of the annual adjustment process. The same contractor has been used since 2006 pay 2007 for such services in those townships. The following activities occurred in the various townships in regards to the annual adjustment process in Lake County for 2019 pay 2020:

Sales Timeframe

Valid sales occurring between 1/1/2018 through 12/31/2018 are included in the study. All townships except Ross also included an additional year of sales (1/1/17 through 12/31/17).

Property class specific comments

Industrial Vacant:

Sales activity was very limited in this class, there were only four total sales in the last two years, and they were in varying townships, therefore no study could be produced.

Industrial Improved:

Sales activity was very limited in this class. Eagle Creek, Hobart, West and Winfield had no sales in this group. Calumet, Cedar Creek, Center, Hanover, North, Ross and St John did not have enough sales to produce a study.

Commercial Vacant:

Sales activity was somewhat limited for this property class. Cedar Creek, Eagle Creek, Hanover and Winfield were combined to one study. Calumet and North did not have enough sales to support a study. Hobart and West Creek had no sales.

Commercial Improved:

Due to limited sales activity in Eagle Creek and West Creek, they were combined to the Hanover study. Winfield had no sales, therefore no study could be produced.

Residential Vacant:

Eagle Creek was combined to the Cedar Study.

North Township Special Study

A separate study was conducted for North Township. It is divided into NW, NE, SW and SE. The results of that study are included on the Summary tab. The color coded map is also included with the attachments submitted. Below is a breakdown of the total residential improved parcels percentages.

Total residential improved parcels-

NW- 24.90%

NE - 23.64%

SW - 26.52%

SE - 24.94%